

For Sale

LOCATED: 10871 CHESTNUT ROAD
HILLSBORO, OH

27 ACRES TILLABLE
TWO HOMES
NEAR ROCKY FORK LAKE

36.084 Acre Highland County Farm

COUNTRY LIVING | PRODUCTIVE FARMLAND
OUTSTANDING RECREATION

- Two story log main home
- One-bedroom barndominium
- in-law/guest suite
- 18x32 pool
- Excellent for recreation and hunting
- Extensive outbuildings
- Peaceful, no-traffic setting**
- 15 minutes east of Hillsboro

\$850,000

800.450.3440

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A REAL ESTATE & AUCTION GROUP

Mark Wilson 937.402.1961 | Brandon Wilson 937.763.1993



Main Home: 3 Bedroom Log Home



Main Home

Utilities & Systems

- Water: County water
- Sewer: Septic tank with leach field
- Electric: AEP
- Internet: Mobile 5G
- Heat / AC: Geothermal
- Gas: Propane (stove top)

Exterior & Structure

- Log home, 2 story
- Poured foundation
- Olive vinyl double-hung storm windows with screens
- Standing seam metal roof
- 8x40 front porch
- 18x32 swimming pool (chlorine) w/Hayward injection system
- 10x40 back porch — 10x23 finished with a propane heater, remainder exterior

Interior — Flooring

Solid wood floors throughout the main level; carpet upstairs and in the basement.

Interior — First Floor

- Kitchen: Eat-in kitchen paired with the dining room in an open-concept layout. Redone September 2025, appliances stay. 10 ft granite island, granite countertops, base and wall cabinets with easy-shut (soft close), gas range with electric oven
- Eat-in kitchen area: 26x15
- Living room: 16x19
- Master bedroom: 15x14 with walk-in closet
- Master bath: 6x14, shower only (no tub), double vanity
- Mud / laundry room: 14x6
- Additional: Half bath on the first floor

Interior — Upstairs

- Bedroom: 14x20
- Bath: Half bath

Interior — Basement

Full, finished, and dry.

- Rec room: 17x29
- Bedroom: 15x11
- Full bath: 12x5, shower/tub combo, single vanity
- Furnace room: 19x14 (only unfinished portion of the basement)
- Flooring: Carpet

Bath Summary

- First floor: full bath in master + half bath
- Upstairs: half bath
- Basement: full bath

Inclusions

- Bed frames
- Log furniture on the front porch

*This is an
extremely peaceful
& quiet property!*

Second Home: 1 Bedroom Barndominium



Second Home/Mother-in-Law Suite Structure

- Barndominium
- Metal siding, metal roof
- Slab foundation
- One-car garage
- Covered front porch, end porch, open concrete back patio

Layout (1 Bed / 1 Full Bath)

- Bedroom: 10x12
- Living room: 12x17
- Eat-in kitchen: 12x13
- Bathroom: 8x6, walk-in shower, single vanity
- Laundry room: 8x6

Flooring

- Laminate wood in bedroom
- Tile in bathroom
- Laminate wood floor in laundry room

Kitchen

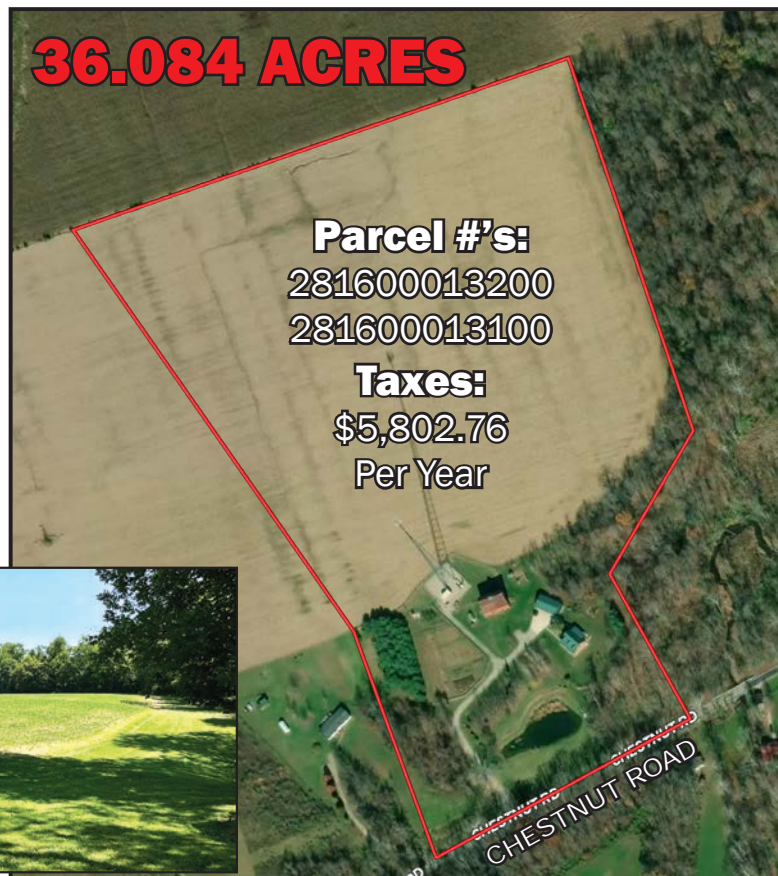
- Base and wall cabinets with island
- Amish-made custom cabinets
- Granite countertop
- Electric range (cooktop and oven)

Utilities & Systems

- Mini-split for heat and air
- Electric baseboard backup heat
- Porch ceiling fans
- Own septic system
- Separate electric meter
- Shares the same waterline with the main home

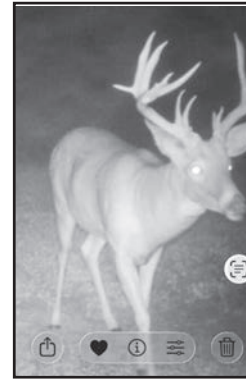


27 acres tillable. The bulk of the tract is made up of the flatter, more productive Dubois & Haubstadt silt loams (roughly 81% of the acreage), with steeper Otwell soils along the wooded east/south-east edge near the creek.





Cell tower located on the property; seller retaining the cell tower lease



Outbuildings

- Old barn, 65x40, electric and water, hay loft
- Tobacco barn
- Dog Kennel, Slab and electric, no fencing
- Chicken Coop, Fenced in, with electric, ventilation fan, and automatic door
- Deer Blinds, two permanent

- Acreage, 4-5 acres of fenced pasture connect to barn, w/small creek running through, well suited to horses or livestock, while wooded ground adds recreation & hunting appeal.
- Garage, 30x50, 3 bay doors, 5-car, concrete floor, pellet stove heat

